

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2015-0157 – North Bluff**P.C. DATE:** February 9, 2016**ADDRESS:** 813 North Bluff Drive**DISTRICT AREA:** 2**OWNER:** Northbluff Land, LP  
(PSW Homes, LLC,  
Rachel Hartzler)**AGENT:** South Llano Strategies  
(Glen Coleman)**ZONING FROM:** GR-MU-CO-NP**TO:** SF-6-NP**AREA:** 1.233 acres**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district zoning.

**PLANNING COMMISSION RECOMMENDATION:**

February 9, 2016:

**ISSUES:**

On Tuesday, February 2<sup>nd</sup>, Staff and the Applicant met with representatives of the South Congress Combined Neighborhood Plan Contact Team.

**DEPARTMENT COMMENTS:**

The subject two lots are undeveloped and has been zoned community commercial – mixed use – conditional overlay – neighborhood plan (GR-MU-CO-NP) district since Council approval of the Sweetbriar Neighborhood Plan rezonings in August 2005. Access to the property is taken to North Bluff Drive, a residential collector street. The surrounding area includes a mix of residential and commercial land uses. There are convenience-oriented commercial service uses located at the intersection of North Bluff Drive and William Cannon Drive, and with the exception of an automobile dealership on the east side of North Bluff Drive, this segment of North Bluff Drive generally retains a residential character. Williamson Creek forms the north boundary of the adjacent SF-6-NP zoned tract. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the townhouse and condominium residence – neighborhood plan (SF-6-NP) district and construct 16 stand-alone condominium units. The rezoning area is planned to be developed in conjunction with the adjacent SF-6-NP zoned property to the north for a total of 60 condominium units. A conceptual site plan is provided as Exhibit B. The conceptual plan shows one driveway access to North Bluff Drive from this site and a second is located on the adjacent property to the north. Staff

recommends SF-6-NP zoning based on the following conditions of the Property: 1) provides consistent site development regulations and will allow for clustering given the moderate to steep slopes on the north and center of the adjacent property to the north; 2) provides transition in zoning and land use from the large SF-3 tracts adjacent to the north and GR base district zoning adjacent to the south; and 3) compatibility with the Neighborhood Plan objectives to "Retain the scenic nature of the North Bluff Drive / Crow Lane area."

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-MU-CO-NP	Undeveloped
<i>North</i>	SF-6-NP	Undeveloped
<i>South</i>	GR-NP	Retail sales; Fast food restaurants; Service station
<i>East</i>	LR-MU-CO-NP; MF-2-CO-NP; RR- NP; GR-CO-NP; SF- 3-H-NP; LR-MU- CO-NP; GR-NP	Undeveloped; Automobile dealership; Lodge; Single family residence; Fast food restaurants; Automotive repair
<i>West</i>	LO-NP; MF-2-NP; GR-MU-CO-NP	Apartments

**NEIGHBORHOOD PLANNING AREA:** South  
Congress Combined NPA  
(Sweetbriar)

**TIA:** Is not required

**WATERSHED:** Williamson Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association	511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Assn.	
646 – Circle S. Ridge Neighborhood Association	
742 – Austin Independent School District	
1173 – South Congress Combined Neighborhood Plan Contact Team	
1228 – Sierra Club, Austin Regional Group	1340 – Austin Heritage Tree Foundation
1363 – SEL Texas	1424 – Preservation Austin
1429 – Go! Austin / Vamos! Austin (GAVA)	
1447 – Friends of the Emma Barrientos MACC	1528 – Bike Austin
1530 – Friends of Austin Neighborhoods	

**SCHOOLS:**

Pleasant Hill Elementary School      Bedichek Middle School      Crockett High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-07-0016 – La Vista on North Bluff – 807 North Bluff Dr	SF-4A-NP to MF-3-NP	To Grant SF-6-NP	Apvd SF-6-NP as recommended by PC (6-21-2007).
C14-03-0063 – Capitol Chevrolet – 6106 and 6318 IH-35 S; 600 and 814 North Bluff Dr	RR; NO-CO; GR-CO to GR	To Grant RR in its existing configuration, and GR-CO with 45' max. height and prohibited uses. Restrictive Covenant for the TIA.	Apvd RR; GR-CO, as recommended by ZAP (11-20-2003).
C14-03-0064 – Capitol Chevrolet – 704 North Bluff Dr	SF-3 to GR-CO	Withdrawn by the Applicant	Not applicable
C14-01-0069 – North Bluff Drive Rezoning – 500 North Bluff Dr	SF-3 to MF-2	To Grant MF-2-CO with CO for a 25' vegetative buffer along North Bluff Dr	Apvd MF-2-CO as recommended by PC (8-9-2001).
C14-99-0055(RCA) – Capitol Chevrolet – 600 North Bluff Dr	Restrictive Covenant Amendment to remove access restrictions to North Bluff Drive	To Grant an amendment of the Restrictive Covenant to delete conditions #1 and #2, pertaining to driveway access on North Bluff Dr	Apvd the Restrictive Covenant Amendment, as recommended by the ZAP (10-23-2003).
C14-99-0055 – Capitol Chevrolet – Geo South – 704 North Bluff Dr	SF-3 to GR & NO	To Grant GR-CO for Tract 1 and NO-CO for Tract 2 with a 10' vegetative buffer adjacent to North Bluff Drive; RR for Tract 3. Additional conditions agreed to between the Applicant and the Neighborhood Association: 60 db at the property line, 10' buffer along N. Bluff to be a landscaped buffer, and that vehicle storage, auto washing, repair, rentals are permitted only as	Apvd GR-CO for Tract 1; NO-CO for Tract 2; RR for Tract 3. 10' landscaped buffer along North Bluff and same along adjacent SF-3-H property; 60% impervious cover; shielded lighting; prohibit Congregate Living and Residential Treatment on NO-CO; 40' height on Tract 1. <u>Restrictive Covenant</u> limits property to 1 driveway along North Bluff Dr, with

		accessory uses to the principal use of automotive sales	mechanized gate for security purposes and for employees only; prohibits access for delivery trucks for loading or unloading purposes; prohibits portable buildings or mobile homes except for those used for auto sales; noise level at property not to exceed 60 decibels (5-13-1999).
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**RELATED CASES:**

*Sweetbriar Neighborhood Plan Rezoning*

The Sweetbriar Neighborhood Plan Area rezonings were completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 28, 2005 (C14-05-0105). The ordinance identified the subject tract as Tract 240 and rezoned the property from GR to GR-MU-CO-NP, but does not specify the applicable Conditional Overlay. As part of the Sweetbriar Neighborhood Plan Rezoning, the Cottage Lot, Urban Home, Secondary Apartment, Corner Store and Residential Infill tools were adopted for lots in residential districts in the North Bluff Subdistrict area.

*Subdivision*

The property is platted as Lots 1 and 2 of Steinbluff subdivision, recorded in December 1971 (C8s-71-256). Please refer to Exhibit C.

**EXISTING STREET CHARACTERISTICS:**

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
North Bluff Drive	60 – 70 feet	24 – 27 feet	Collector	No	No	No (along North Bluff Dr.); Yes (along William Cannon Dr.)

*Location of Transit Stops*

On the north side of William Cannon, there is a transit stop located approximately 1,595 feet of legal walking distance, measured from the southern property line to the William Cannon/North Bluff intersection, then heading west to the transit stop (it is located in front of the apartments, just past the first driveway entrance). There was no transit stop in front of the fast food restaurants and convenience store.

On the south side of William Cannon (across the street), there is a transit stop just west of the driveway that is signalized (main entrance). Based on the legal walking distance, from the southern property line to the William Cannon/North Bluff intersection, then heading east to the IH-35 intersection and crossing over to the south side of William Cannon and heading west to the transit stop is approximately 1,985 feet.

In both instances, the transit stops are greater than 1/4 mile in distance but less than 1/2 mile.

Three bus lines are available on William Cannon Drive:

- Route 1 - North Lamar / South Congress (William Cannon forms the route's southern boundary)
- Route 101 - North Lamar Limited (William Cannon forms the route's southern boundary)
- Route 333 - William Cannon Crosstown

**CITY COUNCIL DATE:** March 24, 2016

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

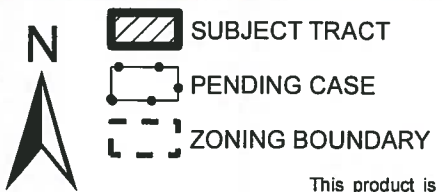
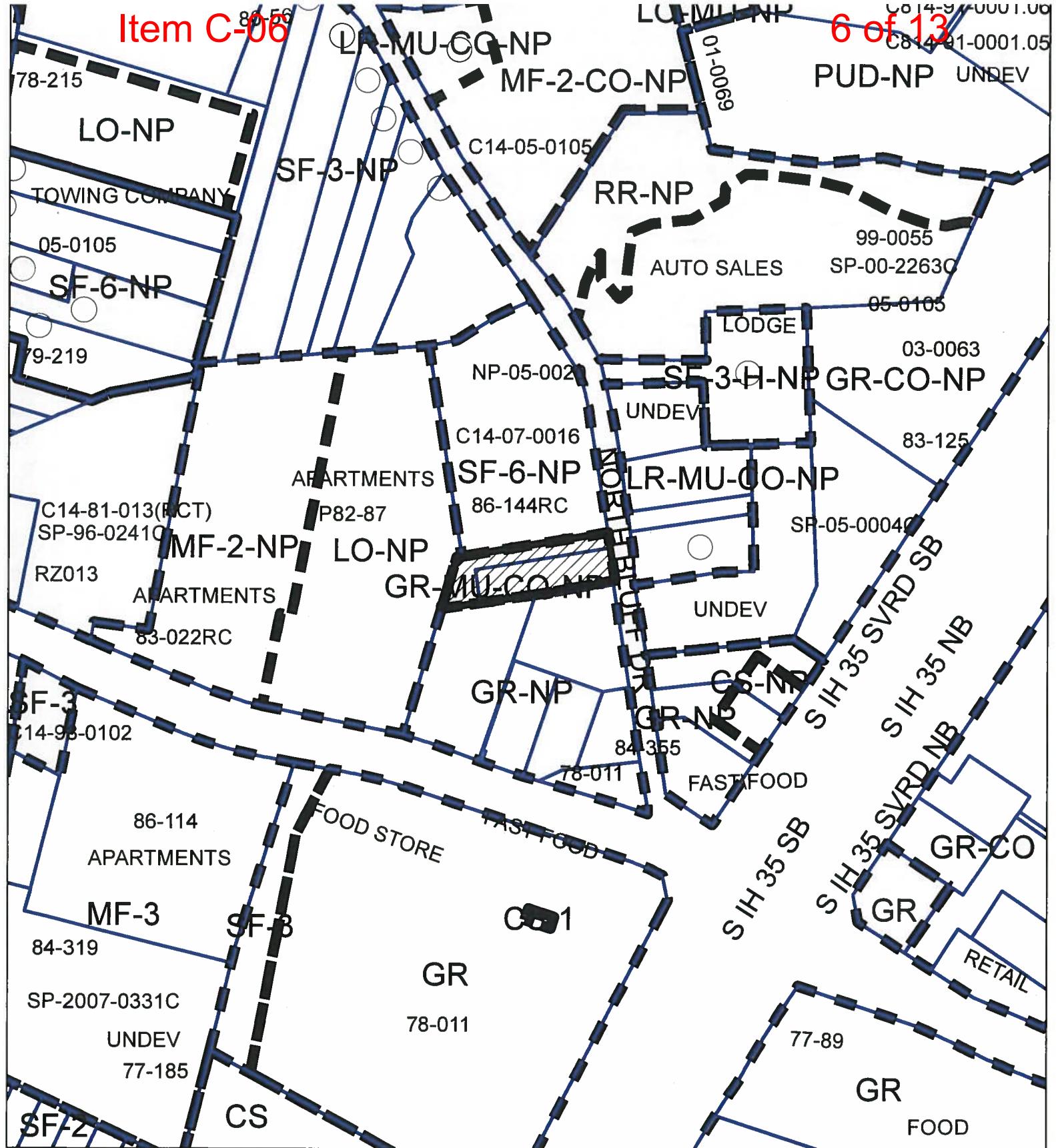
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719





**ZONING**  
Zoning Case: C14-2015-0157

EXHIBIT A

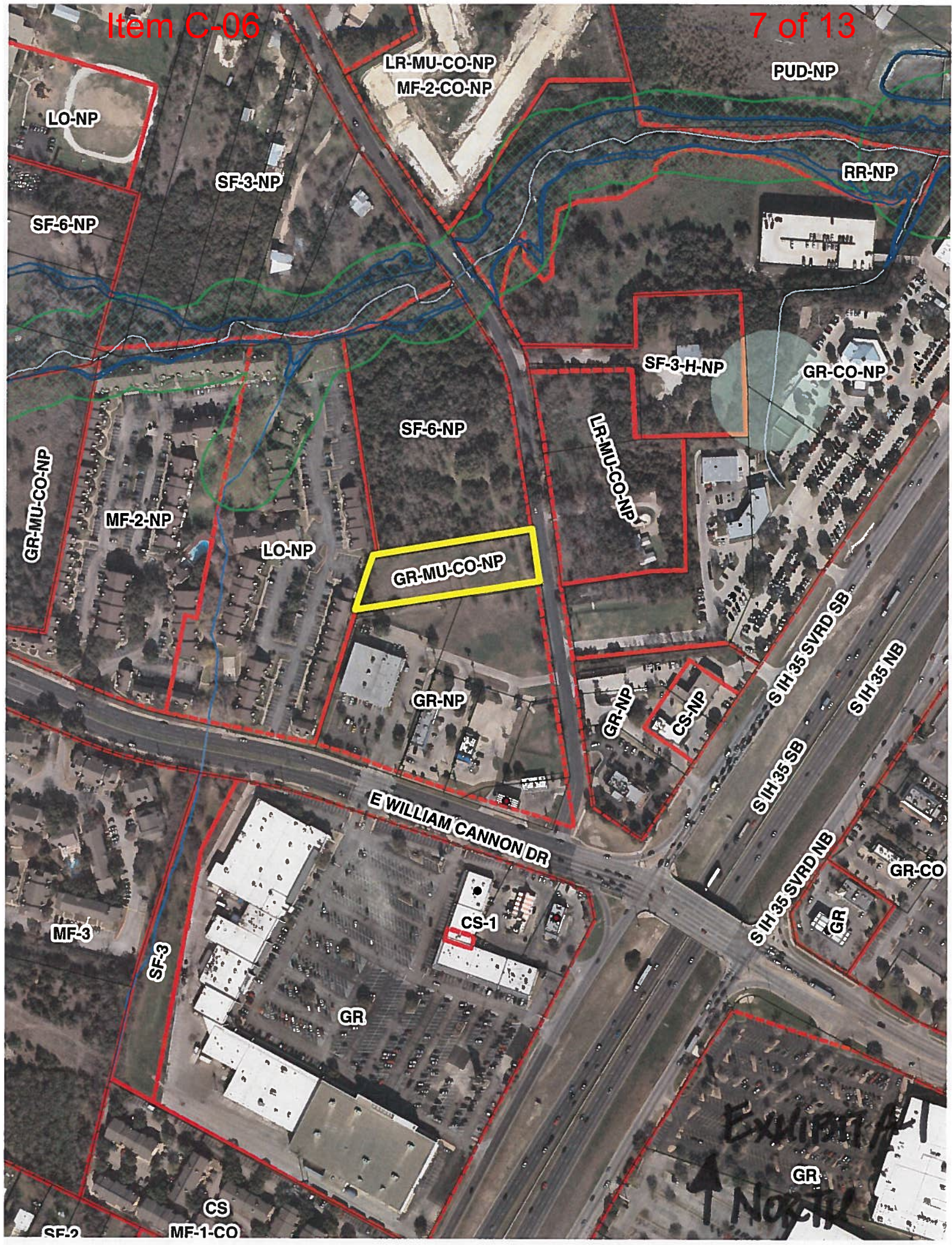
1" = 333'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



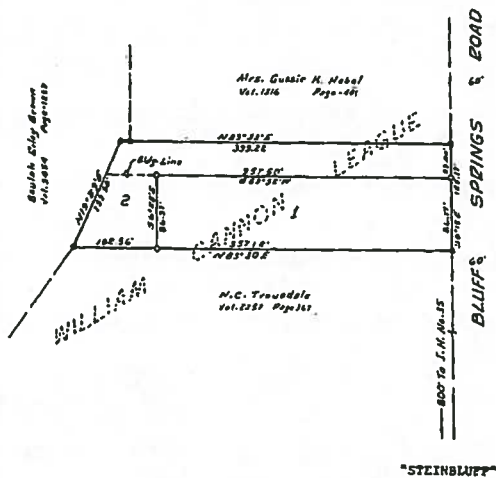












LEGEND  
 • I.P. Found  
 • I.P. Set  
 Scale: 1"=100'

Doc. 6-71-Rec.-CH-A 567 #752

## STATE OF TEXAS

COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS That we, Katherine Steinman, a feme sole, and Robert A. Jackson, owners of that certain 1.232 acres of land out of the William Cannon League, in Travis County, Texas, conveyed to us, respectively, by deeds of record in Volume 1758 at Page 518 and Volume 4173 at Page 251 of the Deed Records of Travis County, Texas, do hereby subdivide said 1.232 acres in accordance with the attached plat, said subdivision to be known as "STEINBLUFF" and we do hereby dedicate to the public the streets and easements shown hereon.

WITNESS OUR HANDS this the 4<sup>th</sup> day of Nov AD 1971.

Katherine Steinman  
 Katherine Steinman

Robert A. Jackson  
 Robert A. Jackson

STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Katherine Steinman, known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 4<sup>th</sup> day of Nov AD 1971.

David R. Bueh  
 Notary Public in and for Travis County, Texas

STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Robert A. Jackson, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 4<sup>th</sup> day of Nov AD 1971.

David R. Bueh  
 Notary Public in and for Travis County, Texas

## NOTE:

No lot in this subdivision shall be occupied until water satisfactory for human consumption is available from a source on the land, a community source, or a public utility source, in adequate supply for family use, and operation of a septic tank. Said septic tank system to have a capacity of not less than 750 gallons with a drain field of not less than 300 square feet, and shall be installed in accordance with the regulations of the City-County Health Officer, and shall be inspected and approved by such officer. This restriction is enforced by the City of Austin-Travis County Health Unit and/or the subdivider.

SURVEYED BY B. F. Priest, Reg. Public Surveyor

DATE 11-1-71

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 6<sup>th</sup> day of Dec AD 1971 at 11:00 o'clock A.M. and duly recorded on the 6<sup>th</sup> day of Dec AD 1971 at 11:04 o'clock A.M. in the Plat Records of said County in Book 57 at Page 6.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY, the date last written above.

Doris Shropshire, Clerk County Court, Travis County, Texas.

BY Doris Shropshire  
 Deputy

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 6<sup>th</sup> day of Dec AD 1971, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3 at Page 385.

WITNESS MY HAND AND SEAL OF OFFICE this the 6<sup>th</sup> day of Dec AD 1971.

Doris Shropshire, County Clerk, Travis County, Texas.

BY Raymond F. Bueh  
 Deputy

## APPROVED FOR ACCEPTANCE:

Richard R. Lillie DATE 11 Nov. 1971  
 Richard R. Lillie, Director of Planning

## FILED FOR RECORD

This the 6 day of Dec AD 1971, at 11:00 o'clock A.M.  
 Doris Shropshire, Clerk County Court, Travis County, Texas.

BY Doris Shropshire  
 Deputy

## ACCEPTED AND AUTHORIZED FOR RECORD

By the Planning Commission of the City of Austin on the day of 11 Nov. AD 1971.

W. L. Bueh E. L. Bueh  
 Chairman Secretary

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares, or in connection therewith shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith."



EXHIBIT C  
 RECORDED PLAT

C8s-71-256

**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district zoning.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The Applicant intends to develop the property with a condominium project consisting of stand-alone condominium units per structure. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*  
*3. Zoning should be consistent with approved and existing residential densities.*

Staff recommends SF-6-NP zoning based on the following conditions of the Property: 1) provides consistent site development regulations and will allow for clustering given the moderate to steep slopes on the north and center of the adjacent property to the north; 2) provides transition in zoning and land use from the large SF-3 tracts adjacent to the north and GR base district zoning adjacent to the south; and 3) compatibility with the Neighborhood Plan objectives to "Retain the scenic nature of the North Bluff Drive / Crow Lane area."

**EXISTING CONDITIONS**

**Site Characteristics**

The site is undeveloped and slopes gently to the north, towards Williamson Creek.

**Impervious Cover**

The maximum impervious cover allowed by the SF-6 zoning district would be 55%, which is a consistent figure between the zoning and watershed regulations.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.



Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

### **Transportation**

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

### **Water and Wastewater**

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must

pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

**Site Plan and Compatibility Standards**

A subdivision plat is under review for this tract, C8-2015-0154.0A – North Bluff. The plat joins two lots together to form the 6.2 acre site, as shown in the site plan.

A site plan application is currently under review for this tract requesting rezoning, SP-2015-0276C – North Bluff. The plan proposes 68 condominium units, on 6.2 acres.



January 11, 2016

Wendy Rhoades  
City of Austin, Planning and Development Review  
One Texas Center, 505 Barton Springs Road  
Austin, Texas

Dear Wendy,

Happy New Year, I hope you had a great holiday.

I will be the agent for the PSW Real Estate project, "North Bluff", 813 North Bluff Drive, Austin, Texas, 78745, tax parcel number 336600, filed for a down zoning from GR-MU-CO-NP to SF6-NP in November of 2015. I'm looking forward to working with you.

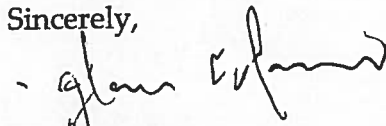
The entire site consists of six acres, composed of three pieces of land. One, the large northern portion, is an un-platted lot already zoned SF6; this zoning case pertains to the two remaining lots to the south, totaling 1.5 acres, currently under GR zoning and design standards. We seek to unify the zoning and the design standards, particularly connectivity, into a residential regimen consistent with the product being offered.

The project will create approximately 60 stand-alone units, ranging from one/ones' to three/twos', and will attempt to offer some attainable pricing north of Ben White. We anticipate 16 units on the 1.5 acres we are seeking to rezone. This project should yield a distinctly urban style and location coupled with the feel and pace of a more residential community.

On behalf of PSW Real Estate, we respectfully request staff support of the requested zoning change.

I appreciate your time; please let me know if you need further information.

Sincerely,



Glen Coleman  
South Llano Strategies,  
512 407-9357  
[glen@southllano.com](mailto:glen@southllano.com)